

### Reclassification of the Kolora Aged Care Hostel, Guyra

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| Proposal Title :   | Reclassification of the Kolora Aged Care Hostel, Guyra                                                                                                                                                                                                                              |               |          |
| Proposal Summary : | The proposal seeks to reclassify the Kolora Aged Care Facility, Lochaber Crescent, Guyra, from community to operational land. The purpose of the reclassification is to permit the sale of the site to help fund the construction of a new replacement aged care facility in Guyra. |               |          |
| PP Number :        | PP_2013_GUYRA_001_00                                                                                                                                                                                                                                                                | Dop File No : | 13/09705 |

### Planning Team Recommendation

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| Preparation of the planning proposal supported at this stage : <b>Recommended with Conditions</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| S.117 directions :                                                                                | <b>3.1 Residential Zones</b><br><b>4.3 Flood Prone Land</b><br><b>4.4 Planning for Bushfire Protection</b><br><b>6.2 Reserving Land for Public Purposes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Additional Information :                                                                          | <ol style="list-style-type: none"> <li>1. The Planning Proposal be supported;</li> <li>2. The Planning Proposal be exhibited for 28 days;</li> <li>3. The Planning Proposal be completed within 6 months;</li> <li>4. That references to Lot 13 DP 612522 in the Planning Proposal be amended to Lot 131 DP 612522 prior to public exhibition;</li> <li>5. That no consultation with public authorities is necessary;</li> <li>6. That a public hearing on the reclassification of the subject land in accordance with section 29 of the Local Government Act 1993 and section 57 of the Environmental Planning and Assessment Act 1979 be held after completion of the public exhibition period;</li> <li>7. That an authorisation to exercise delegation be issued to Council; and</li> <li>8. That a revised project time line (that addresses the additional steps to be completed by Council due to an authorisation to exercise delegation being issued) be included in the Planning Proposal prior to public exhibition.</li> </ol> |
| Supporting Reasons :                                                                              | The proposal seeks to reclassify the Kolora Aged Care Facility, Lochaber Crescent, Guyra, from community to operational land. The purpose of the reclassification is to permit the sale of the site to help fund the construction of a new replacement aged care facility in Guyra. The Planning Proposal is needed as it is the only avenue available to Council to reclassify the land from community to operational status. The subject land is currently zoned R1 General Residential under Guyra LEP 2012. No change in zoning or development standards is proposed or needed in association with the reclassification.                                                                                                                                                                                                                                                                                                                                                                                                               |

### Panel Recommendation

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| Recommendation Date :  | 27-Jun-2013                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Gateway Recommendation : | Passed with Conditions |
| Panel Recommendation : | <p>The planning proposal should proceed subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. Prior to undertaking public exhibition, Council is to update the project timeline within the planning proposal to reflect that Council has been issued with plan making delegation for this planning proposal. Council is to update the planning proposal to reference the correct property description for the subject land, being Lot 131 DP 612522 instead of Lot 13 DP 612522.</li> <li>2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&amp;A Act") as follows: <ol style="list-style-type: none"> <li>(a) the planning proposal must be made publicly available for a minimum of 28 days; and</li> <li>(b) the relevant planning authority must comply with the notice requirements for public</li> </ol> </li> </ol> |                          |                        |

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exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).

3. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

4. A public hearing is not required to be held into the matter under section 56(2)(e) of the EP&A Act. However, a public hearing is required to be held into the matter in accordance with the department's practice note PN09-003, as the planning proposal involves a reclassification of land from community to operational.

5. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination

Signature:



Printed Name:

N. Fernan

Date:

28/6/13